



City of El Paso – City Plan Commission Staff Report

Case No: SUSU17-00066 Desert Springs Unit Five
Application Type: Major Preliminary
CPC Hearing Date: November 16, 2017
Staff Planner: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov
Location: North of Transmountain & East of I-10

Acreage: 11.14
Rep District: 1
Existing Use: Vacant
Existing Zoning: R-3A (Residential)
Proposed Zoning: PR-1 (Planned Residential District I)

Nearest Park: Eagle Vista Park (.23 miles)
Nearest School: Alderete Middle (2.28 miles)
Park Fees Required: N/A
Impact Fee Area: N/A

Property Owners: DVEP Land, LLC
Applicant: DVEP Land, LLC
Representative: CEA Engineering Group

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential)/ Vacant
South: R-3A (Residential)/ Vacant
East: R-3A (Residential)/ Pond
West: R-3A (Residential)/ Vacant

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 11.14 acres of vacant land for 48 single-family residential lots and a common open space which is proposed to be privately maintained. Primary access to the subdivision is proposed from Resler Dr. The applicant is proposing private streets to service the subdivision. This subdivision is being reviewed under the current subdivision code.

In addition, there is an active rezoning case, PZRZ17-00017, for this property. Please note that this does not interfere with the use of the property or this application.

EXCEPTIONS/MODIFICATIONS REQUESTED

The applicant is requesting the following alternative designs pursuant to Chapter 19.26:

- To allow a 120' wide ROW for Resler Drive, which includes 64' of pavement, 24' raised landscaped median, 8' meandering hike and bike adjacent to the subdivision, and landscape parkways.
- To allow a 46' residential street to Jean Noel, Mason Lee and Dancing Piper, including 28' of pavement, 4' parkway landscape and 5' sidewalk.
- To allow a 48' residential street to Rory and Kolt, including 32' of pavement, 3' parkway landscape and 3' parkway.
- To allow a 50' residential street to a portion of Rowan, including 24' of pavement, 8' parkway landscape and 5' sidewalk.
- To allow a 60' residential street to a portion of Rowan, including 30' of pavement, with 4' of median, 8' landscape parkway and 5' sidewalk.
- To allow a 60' residential street to a portion of Rowan, including 38' of pavement, with 4' of median, 8' landscape parkway on one side of the street and 5' sidewalk.
- To install an 80' turnaround with landscaped median instead of the required 90'.

The applicant is also requesting the following exceptions:

- To allow for private streets within the subdivision per Section 19.15.150.
- To exceed the maximum length of Block 1 as stated in Section 19.15.080, due to topographic constraints.
- To allow a connectivity index of 1.22, which is lower than the required 1.4 as stated in Section 19.15.050.B.1, due to topographic constraints and limitations in the surrounding development.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Desert Spring Unit Five on a major preliminary subject to the following condition:

- That prior to recording final plat, rezoning application, PZRZ17-00017, has to be approved.

Planning & Inspections Department- Planning Division

Staff recommends **approval** of Desert Spring Unit Five on a major preliminary basis.

Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. The 23 ft Drainage and Access easement between lots 21 & 22 should be labeled as ROW.

Capital Improvement Department- Parks and Recreation

We have reviewed **Desert Springs Unit Five**, a major preliminary plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **48 lots** zoned "R-3A" and is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** in the form of "Park fees" based on requirements for residential subdivisions.

Applicant shall be required to pay "Park fees" in the amount of **\$65,760.00** calculated as follows:

48 (R-3A) Single-family dwelling lots @ \$1,370.00 / dwelling = \$65,760.00

Please allocate generated funds under Park Zone: **NW-12**

Nearest Park: **Desert Vista Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Thanks for coordinating these items with the consultant; please do not hesitate to call if you have any questions, differ from above comments, or require additional information.

El Paso Water

EPWater-PSB does not object to this request.

The subject property is located within the Westside Impact Fee Service Area. Impact fees will be assessed and collected at the time the El Paso Water Utilities receives an application for water and sanitary sewer services.

EPWater requires for the sanitary sewer flows from this property to flow west towards Sun Loft Place to the Enchanted Hills Development. A PSB easement or dedicated road is required to be able to extend the existing 12-inch diameter sanitary sewer to the subject property.

Water:

There is an existing 24-inch diameter water transmission main extending along the west side of Resler Dr., approximately 35-feet east of and parallel to the western right-of-way line of Resler Dr. The 24-inch diameter water transmission main to be constructed along the proposed extension of Resler Dr. EPWater requests for the owner to coordinate so that the required water main is installed ahead or in parallel with development.

The Owner/Developer of the Desert Springs Unit 4 has entered into a Development Agreement with the El Paso Water – Public Service Board (EPWater-PSB) to construct, a 12-inch diameter water mains along Resler Dr. to provide service to this property. The required water mains which will be available for extensions once EPWater-PSB issues a Letter of Final Acceptance of the facilities.

Water service can be made available to the subdivision up to elevation 4060 (PSB Datum). Water and sewer service for this subdivision is contingent on the construction and acceptance of the water and sewer mains within Desert Springs Unit 4.

Sanitary Sewer:

There is an existing 12-inch diameter sanitary sewer main extending along the south side of Sun Loft Pl., approximately 20-feet north of and parallel to the southern right-of-way line of Sun Loft Pl. This sanitary sewer main is available for extensions.

General:

Water and sewer main extensions will be required along the proposed Desert Springs Unit Five. Sewer main is to extend along the EPWater easement or a dedicated street. Water mains are to extended by

creating a looped system. Owner is responsible for all main extensions costs.

All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

EPWater requires a new service application to provide services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Street and Maintenance Department

No objections.

Central Appraisal District

Change Block 1 to 24.

Change Block 2 to 25.

Sun Metro

Sun Metro does not oppose this request.

El Paso Electric Company

No comments received.

El Paso County 911 District

No comments received.

Fire Department

EPFD recommends approval.

Note to the applicant: Per the subdivision code, requirements section 19.15.080 – Street Length Building construction within the area of the cul-de-sac beyond the six hundred feet distance shall be fire sprinklered and a note shall be added to the recording plat and the subdivision improvement plans indicating that buildings are required to be sprinklered within the subdivision, and which lot numbers have such requirement.

Additional Requirements and General Comments:

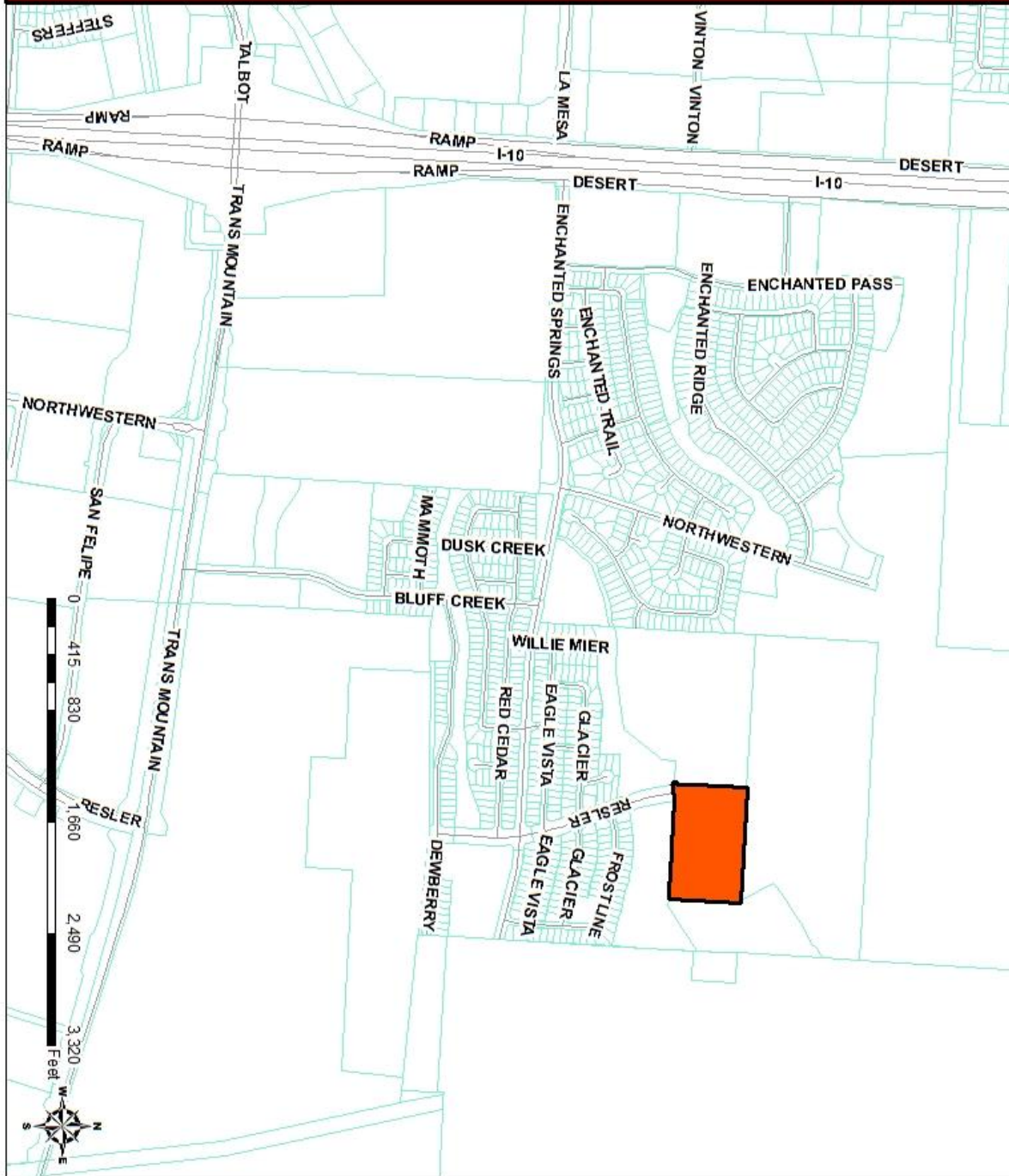
1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Exception request
5. Application

ATTACHMENT 1

DESERT SPRINGS UNIT FIVE



ATTACHMENT 2

DESERT SPRINGS UNIT FIVE



[illegible]

ATTACHMENT 4



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

August 24, 2017

City of El Paso-Planning and Inspections Department
811 Texas Avenue
El Paso, Texas 79901

Attention: Mr. Nelson Ortiz
Subdivision Planner

Reference: Desert Springs Unit Five – Modification Letter

Dear Mr. Ortiz:

On behalf of the Developer for the above referenced development, we are requesting modifications to the subdivision regulations. These modifications will include the following adjustment:

Alternative Design Request No. 1: 46-foot Roadway

This alternative design shall consist of a 46-foot roadway cross-sections with 28-foot paved surface with 6-inch curb and gutter on both sides of the roadway, (2) 4-foot parkways abutting the curb and (2) 5-foot concrete sidewalks.

Alternative Design Request No. 2: 48-foot Roadway

This alternative design shall consist of a 48-foot roadway cross-sections with 32-foot paved surface with 6-inch curb and gutter on both sides of the roadway, (2) 3-foot parkways abutting the curb and (2) 5-foot concrete sidewalks.

Alternative Design Request No. 3: 50-foot Roadway

This alternative design shall consist of a 50-foot roadway cross-sections with 24-foot paved surface with 6-inch curb and gutter on both sides of the roadway, (2) 8-foot parkways abutting the curb and (2) 5-foot concrete sidewalks.

Exemption No. 1: Private Streets

The exception request is to allow the streets to be private streets to service the subdivision. The intent of the development is to focus on 55+ Community members to reside in the development. An HOA will be established for the maintenance of the private streets. The development proposes to install vehicular and pedestrian gates at the entrance of the development through Resler Drive.

Exemption No. 2: Length of Block

The exception request is to allow the length of block to exceed the maximum length as indicated in the Subdivision Regulations. The exception is to topographic constraints. An existing pond is located to the east of the development; an existing arroyo and trail to the south; and undeveloped land that has a grade differential of approximately 30-40 feet.

Exemption No. 3: Connectivity Index

The exception request is to waive the connectivity index due to topographic constraints and limitations to the surrounding development.

engineers • architects • planners



Exemption No. 4: Cul-De-Sac

The exception request is to allow a 48-foot roadway to service 8 and 9 single-family residential units.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

Jorge L. Azcarate, P.E.
Principal Engineer

I-2051-001.cep_mod.preliminary plat-modification request 8-24-17
JLA/JLA

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 8/24/2017

FILE NO. SUSU17-00066

SUBDIVISION NAME: Desert Springs Unit Five

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Nellie D. Mudy Survey No. 244, Parcel 2, City of El Paso, El Paso County, Texas containing 10.72 acres.
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>3.34</u>	<u>48</u>	Office		
Duplex			Street & Alley	<u>3.81</u>	<u>1</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park			Open Space	<u>0.61</u>	
School			Sidewalk/Parkway	<u>3.38</u>	
Commercial			Total No. Sites	<u>49</u>	
Industrial			Total (Gross) Acreage	<u>11.14</u>	
3. What is existing zoning of the above described property? R-3A/R-3 Proposed zoning? R-3A/R-3
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐
5. What type of utility easements are proposed: Underground ☒ Overhead ☐ Combination of Both ☐
6. What type of drainage is proposed? (If applicable, list more than one)
Sheet flow via curb and gutter and a storm sewer system which will eventually discharge into an existing channel.
7. Are special public improvements proposed in connection with development? Yes ☒ No ☐
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☐ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes ☐ No ☒
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☒
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights


City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12.	Owner of record	RVE Unit 18, LTD. 7910 Gateway Blvd. E., Ste 102, El Paso TX	79915-1810	915-591-6319
		(Name & Address)	(Zip)	(Phone)
13.	Developer	DVEP Land LLC. 7910 Gateway Blvd. E., Ste 102, El Paso TX	79915-1810	915-591-6319
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	CEA Engineering Group 4712 Woodrow Bean, Ste. F, El Paso TX	79924	915-544-5232
		(Name & Address)	(Zip)	(Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE:

REPRESENTATIVE:



NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
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